

Before the Board of Zoning Adjustment, D. C.

Application No. 11979 of Riggs National Bank, pursuant to Section 8207.2 of the Zoning Regulations for a special exception to permit a parking lot for the bank customers, in the SP Zone as provided by Section 4101.41 of the regulations, at the premises 1509-1513-20th Street, N. W., Lots 809,29,28, Square 113.

HEARING DATE: September 17, 1975

DECISION DATE: September 30, 1975

FINDINGS OF FACT

1. The subject parking lot is located in the SP Zone and provides parking only for the customers of the bank located at 1913 Massachusetts Avenue, N.W.
2. The lot containing 28 parking spaces has existed since 1953 pursuant to BZA Order Nos. 6966 and 8292 and the Certificate of Occupancy expired August 18, 1975.
3. The lot is open from 9:00 a.m. through 3:00 p.m. on Monday through Friday and from 4:30p.m. through 6:00p.m. on Friday. There is an attendant on duty at all times when the lot is open.
4. The area surrounding the subject parking lot is significantly commercial and institutional in character.
5. There are no other structures erected on the parking lot other than the attendant's shelter and the lighting is capped so as to be directed toward the surface of the lot.
6. The report of the Department of Highways and Traffic dated June 17, 1975, offered no objection to the application.
7. There is no opposition of record to the application.
8. The record indicates a letter of support from an occupant of a neighboring building speaking also for the owner. The support was predicated upon the heavy local and through traffic forced upon the area and the total inadequacy of parking for the needs of local commerce. Additional bank traffic stopping and double-parking on the streets was cited as a further aggravation of the existing traffic congestion having a detrimental effect on the neighborhood. The statement also emphasized that the lot is well maintained and screened. It is also kept chained during non-business hours and is considered a valuable neighborhood convenience.

CONCLUSIONS OF LAW

Based upon the above findings of fact and the evidence of record the Board finds that the subject parking lot is located so as it is not likely to become objectionable to nearby or adjoining property because of noise, traffic, or other objectionable conditions. The lot complies with previous BZA Orders and Article 74 of the Zoning Regulations. The lot is small in size and the few number of automobiles accomodated will create no objectionable noise or traffic conditions. The surrounding area contains both commercial and institutional uses so there will be no adverse affect by the lot upon the present character or future development of the neighborhood. The Board is of the opinion that the special exception for use of the parking lot is in harmony with the general intent of the Zoning Regulations and will not tend to adversely affect the use of neighboring property.

ORDERED

It is hereby ordered that the above application be CONDITIONALLY GRANTED for a THREE (3) YEAR period as follows:

- a. Permil shall be issued for a period of three (3) years but shall be subject to renewal in the discretion of the Board upon the filing of a new appeal in the manner prescribed by the Zoning Regulations.
- b. All areas devoted to driveways, access lanes and parking areas shall be maintained with a paving of material forming an all weather impervious surface.
- c. An eight (8) inch coping shall be erected and maintained along each side of all driveways to protect the public space.
- d. Bumper stops shall be erected and maintained for the protection of all adjoining buildings.
- e. No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.
- f. All parts of the lot shall be kept free of refuse or debris and shall be paved or landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance. Landscaping plans must be approved by the Department of Transportation.

g. No other use shall be conducted from or upon the premises and no structure other than an attendant's shelter shall be erected or used upon the premises unless such use or structure is otherwise permitted in the zoning district in which the parking lot is located.

h. Any lighting used to illuminate the parking lot or its accessory building shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.

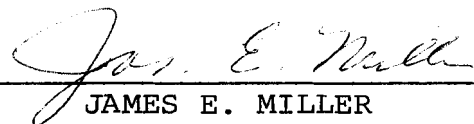
The Board reserves the right to direct revocation of the Occupancy Permit upon a proper showing that any terms or conditions of this Order have been violated.

VOTE

5-0

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED By:



JAMES E. MILLER
Secretary to the Board

FINAL DATE OF ORDER:

1/6/76

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.